



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

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Gigi Li, Board Chair

Susan Stetzer, District Manager

April 2, 2014

Hon. Carl Weisbrod, Director
Department of City Planning
22 Reade Street
New York, NY 10007

Dear Director Weisbrod:

At its March 2014 monthly meeting, Community Board 3 passed the following resolution:

VOTE: Community Board 3 Resolution Regarding the Chinatown Working Group (CWG) Plan for SubDistrict A (the Chinatown Preservation Area)

Whereas, Manhattan's Chinatown and its surrounding areas are among the oldest immigrant neighborhoods in New York City, housing successive groups of immigrants from Ireland, Germany, China, Italy, Puerto Rico and the Dominican Republic, starting in the early 1800s; and

Whereas, these diverse immigrant neighborhoods, with their historic tenement buildings, vibrant streetscapes, and affordable housing built for low-income working class families shed important light on New York City's past but are also a critical component in the City's future; and

Whereas, most buildings in SubDistrict A are five to nine stories and mixed use (stores, restaurants, and sometimes light manufacturing uses below; residential and commercial uses above); and

Whereas, in the absence of height limits, inappropriate developments (such as large hotels and condos) are beginning to appear within the SubDistrict; and

Whereas, the CWG plan for Chinatown, as it applies to SubDistrict A (the Chinatown Preservation Area), provides for an 85 foot height limit; and

Whereas, the CWG plan prohibits certain commercial business such as hotels and big box stores, requires special permits for bars and clubs, and limits the size of most stores and businesses to 2,500 square feet; and

Whereas, the CWG plans to add "G" designation to commercial and manufacturing zoning districts in SubDistrict A, which will protect existing commercial and

manufacturing uses within the district and allows new compatible manufacturing uses;
so

Therefore be it resolved, Community Board 3 supports the CWG SubDistrict A plan for purposes of casting our vote as members of the CWG with the following caveats:

- Community Board 3 does not support the proposal to allow significant buildings within the preservation area to transfer their air rights to developments outside SubDistrict A.
- While Community Board 3 generally supports the option, it seeks clarification of proposed Zoning "Option 1" regarding allowable FAR.

Be it further resolved, Community Board 3 will review the final, complete CWG plan when it has been agreed to by the CWG.

If you have any questions, please contact the community board office.

Sincerely,



Gigi Li, Chair
Community Board 3



Linda Jones, Chair
Land Use, Zoning, Public and Private Housing Committee

Cc: Edith Hsu-Chin, Department of City Planning
Joel Kolkmann, Department of City Planning
Matthew Viggiano, Office of Council Member Margaret Chin